

Note: The following case(s) is/are included in this ad.
Click on the process number or applicant's name to go directly to the ad.

Process No.	Applicant Name
04-159	COSTCO WHOLESALE CORP.
04-055	JUAN C. & RAUL RODRIGUEZ
04-298	RAMON & ESTHER PINO

THE FOLLOWING HEARING WAS DEFERRED & REVISED FROM 2/10/05 TO THIS DATE:

HEARING NO. 05-2-CZ11-1 (04-159)

2-55-39
Council Area 11
Comm. Dist. 10

APPLICANT: COSTCO WHOLESALE CORP.

- (1) MODIFICATION of Condition #2 of Resolution Z-173-87 passed and adopted by the Board of County Commissioners and last modified by Resolution CZAB11-2-99, passed and adopted by Community Zoning Appeals Board #11, reading as follows:

FROM: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Costco Wholesale Building Addition Kendall,' as prepared by SDA Shah Drotos & Assoc., consisting of 5 sheets, dated Oct. 9, 1998, 'Concept Site Plan,' as prepared by Mulvanny Partnership, dated 7-15-98 and consisting of 3 sheets."

TO: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Kendall Costco (Store #89),' as prepared by Creech Engineers and Conceptual Design Group, Inc., consisting of 6 sheets dated stamped received 2/24/05 and Mulvanny G2 Architecture consisting of 2 sheets dated stamped received 5/5/04."

- (2) MODIFICATION of plans approved pursuant to Resolution 4-ZAB-222-92, passed and adopted by the Zoning Appeals Board, reading as follows:

FROM: "That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Site Plan Costco Bldg.,' as prepared by Douglas Mulvanny, Architects dated 4-8-92 and plans entitled 'Sketch,' as prepared by Jack Mueller and Associates, Inc., dated 3/4/92."

TO: "That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Kendall Costco (Store #89),' as prepared by Creech Engineers and Conceptual Design Group, Inc., consisting of 6 sheets dated stamped received 2/24/05 and Mulvanny G2 Architecture consisting of 2 sheets dated stamped received 5/5/04."

- (3) MODIFICATION of Paragraph #1 of a Declaration of Restrictions recorded in the Official Record Book #13351, Pages 138 – 140, and last modified by the Declaration of Restrictions recorded in Official Record Book #18862, Pages 1957-1968, reading as follows:

FROM: "1. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Costco Wholesale Building Addition Kendall,' as prepared by SDA Shah Drotos & Assoc., consisting of five sheets, dated Oct. 9, 1998, 'Concept Site Plan,' as prepared by Mulvanny Partnership, dated 7-15-98 and consisting of three sheets."

CONTINUED ON PAGE TWO

APPLICANT: COSTCO WHOLESALE CORP.

PAGE TWO

TO: "1. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Kendall Costco (Store #89),' as prepared by Creech Engineers and Conceptual Design Group, Inc., consisting of 6 sheets dated stamped received 2/24/05 and Mulvanny G2 Architecture consisting of 2 sheets dated stamped received 5/5/04."

The purpose of these requests is to allow the applicant to modify previously approved plans to show additions and relocation of the existing tire sale area and installation area, liquor package store and construction of a new pharmacy area.

- (4) SPECIAL EXCEPTION to permit the relocation of a liquor package store within 300' of its previous location.
- (5) Applicant is requesting to permit a landscape open space of 13% (14% minimum required).
- (6) Applicant is requesting to waive the required 7' wide landscape buffer along a portion of the right-of-way.

Upon a demonstration that the applicable standards have been satisfied, approval of requests #1 - #3 may be considered under §33-311(A)(7) (Generalized Modification Standards) or §33-311(A)(17) (Modification or Elimination of Conditions or Covenants After Public Hearing) and approval of requests #5 & #6 may be considered under §33-311(A)(16) (Alternative Site Development Option for the BU Zoning District or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

The aforementioned plans are on file and may be examined in the Zoning Department. Plans may be modified at public hearing.

SUBJECT PROPERTY: PARCEL "A": A portion of the SW ¼ of the NW ¼ of the NW ¼ of Section 2, Township 55 South, Range 39 East, being more particularly described as follows: Commence at the Northwest corner of the NW ¼ of said Section 2; thence S00°09'17"W along the west line of the said NW ¼ for 660.65' to the Northwest corner of the said SW ¼ of the NW ¼ of the NW ¼; thence N89°42'24"E along the north line of the said SW ¼ of the NW ¼ of the NW ¼ for 110' to the Point of beginning of the following described parcel of land: thence continue N89°42'24"E along the last described course for 496.18' to a point on the W/ly right-of-way line of Lindgren Road Canal; thence S00°08'58"W along said canal right-of-way for .75'; thence S02°16'13"E along said canal right-of-way for 439.12'; thence S89°41'16"W along a line 1,100' south of and parallel with the north line of the said NW ¼ of Section 2 for 530.77' to a point on a circular curve concave to the Northwest, said point bearing S85°34'48"E from the radius Point of the next described curve; thence NE/ly along the arc of said circular curve to the left having a radius of 5,884.65' and a central angle of 04°15'57" for an arc distance of 430.68' to the Point of tangency; thence N00°09'17"E for 9.65', said last two courses, being coincident with the E/ly right-of-way of S.W. 137th Avenue (Lindgren Road) to the Point of beginning. AND: A portion of the NW ¼ of Section 2, Township 55 South, Range 39 East, being more particularly described as follows:

CONTINUED ON PAGE THREE

APPLICANT: COSTCO WHOLESALE CORP.

PAGE THREE

Begin at the Point of intersection with the W/ly right-of-way line of Lindgren Road Canal, Official Records Book 5591, Page 20, and a line 1,100' south of and parallel with the north line of the NW ¼ of said Section 21; thence run S04°14'55"E along the W/ly right-of-way line of said Lindgren Road Canal for a distance of 305.82' to a point; thence run S87°44'38"W along a line 576.01' north of and parallel with the south line of the NW ¼ of the SW ¼ of the NW ¼ of said Section 2 for a distance of 573.35' to a point on the E/ly right-of-way line of S.W. 137 Avenue, Official Record Book 5591, Page 90. Said point lying and being on the arc of a circular curve concave to the Southeast, said point being N85°59'30"W from the radius point of the next described curve; thence run NE/ly along the arc of said circular curve to the right having a radius of 5,674.65' and a central angle of 00°14'38" for an arc distance of 24.1' to the Point of tangency; thence run N04°15'06"E for a distance of 100' to the Point of curvature of a circular curve to the left having a radius of 5,784.65'; thence run NE/ly along the arc of said curve to the left through a central angle of 01°48'43.5" for an arc distance of 182.95' to a point, said last three courses being coincident with the E/ly right-of-way line of S.W. 137th Avenue; thence run N87°42'55"E along a line 110' south of a parallel to the north line of the NW ¼ of said Section 2 for a distance of 530.84' to the Point of beginning. AND: PARCEL "B": A portion of the NW ¼ of the SW ¼ of the NW ¼ of Section 2, Township 55 South, Range 39 East, being particularly described as follows:

Begin at the intersection of the north line of the north 222.34' of the south 576.01' of the said NW ¼ of the SW ¼ of the NW ¼ of Section 2 with the W/ly right-of-way line of the Lindgren Road Canal, Official Records Book 5561, Page 20; thence from the above established Point of beginning, run S04°14'58"E along the said W/ly right-of-way line of the Lindgren Road Canal for 222.47' to the south line of the said north 222.34' of the south 576.01' of the NW ¼ of the SW ¼ of the NW ¼ of Section 2; thence S87°44'38"W along the said south line of the north 222.34' of the south 576.01' of the NW ¼ of the SW ¼ of the NW ¼ of Section 2 for 191.57'; thence N02°15'22"W for 222.34' to the said north line of the north 222.34' of the N87°44'38"E along the said north line of the north 222.34' of the south 576.01' of the NW ¼ of the SW ¼ of the NW ¼ of Section 2 for 184.14' to the Point of beginning.

LOCATION: 9191 S.W. 137 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 10.053 Acres

PRESENT ZONING: BU-1A (Business – Limited)
OPD (Office Park District)
RU-3 (Four Unit Apartment)
RU-3M (Minimum Apartment House 12.9 units/net acre)

HEARING NO. 05-4-CZ11-1 (04-55)

36-54-39
Council Area 11
Comm. Dist. 10

APPLICANTS: JUAN C. & RAUL RODRIGUEZ

GU to EU-M

SUBJECT PROPERTY: The north $\frac{1}{2}$ of the west $\frac{1}{2}$ of the south $\frac{1}{2}$ of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$, less the west 25' lying in Section 36, Township 54 South, Range 39 East.

LOCATION: 8101 S.W. 123 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 1.163 Acres

GU (Interim)

EU-M (Estates Modified 1 Family 15,000 sq. ft. net)

HEARING NO. 05-4-CZ11-2 (04-298)

36-54-39
Council Area 11
Comm. Dist. 10

APPLICANTS: RAMON & ESTHER PINO

GU to EU-M

SUBJECT PROPERTY: The south $\frac{1}{2}$ of the west $\frac{1}{2}$ of the south $\frac{1}{2}$ of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 36, Township 54 South, Range 39 East, less the west 25'.

LOCATION: 8145 S.W. 123 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 1.16 Acres

GU (Interim)

EU-M (Estates Modified 1 Family 15,000 sq. ft. net)